

**SNAPSHOT of HOME Program Performance--As of 12/31/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Berks County**

State: **PA**

PJ's Total HOME Allocation Received: **\$10,290,884**

PJ's Size Grouping\*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 29			
% of Funds Committed	98.26 %	92.54 %	6	90.66 %	94	95	
% of Funds Disbursed	95.08 %	86.13 %	2	81.06 %	98	99	
Leveraging Ratio for Rental Activities	8.11	4.83	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.21 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	93.27 %	69.32 %	1	68.23 %	90	92	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	72.44 %	82.60 %	21	79.86 %	23	23	
% of 0-30% AMI Renters to All Renters***	33.33 %	37.61 %	16	44.82 %	32	30	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.23 %	98.45 %	27	94.65 %	27	26	
Overall Ranking:			In State:	3 / 29	Nationally:	80	81
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$29,171	\$19,557		\$25,419	156 Units	33.10 %	
Homebuyer Unit	\$22,338	\$15,500		\$14,530	99 Units	21.00 %	
Homeowner-Rehab Unit	\$16,388	\$15,967		\$20,251	55 Units	11.70 %	
TBRA Unit	\$7,134	\$5,674		\$3,156	162 Units	34.30 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Berks County PA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$77,150	\$118,498	\$17,342
<b>State:*</b>	\$97,618	\$36,664	\$16,019
<b>National:**</b>	\$89,640	\$72,481	\$22,984

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 2.3 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.97

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	<span style="border: 1px solid black; padding: 2px;">84.7</span>	<span style="border: 1px solid black; padding: 2px;">77.8</span>	<span style="border: 1px solid black; padding: 2px;">88.9</span>	<span style="border: 1px solid black; padding: 2px;">74.7</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">8.0</span>	<span style="border: 1px solid black; padding: 2px;">4.0</span>	<span style="border: 1px solid black; padding: 2px;">5.6</span>	<span style="border: 1px solid black; padding: 2px;">19.8</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### ETHNICITY:

Hispanic	<span style="border: 1px solid black; padding: 2px;">7.3</span>	<span style="border: 1px solid black; padding: 2px;">17.2</span>	<span style="border: 1px solid black; padding: 2px;">5.6</span>	<span style="border: 1px solid black; padding: 2px;">5.6</span>
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### HOUSEHOLD SIZE:

1 Person:	<span style="border: 1px solid black; padding: 2px;">75.3</span>	<span style="border: 1px solid black; padding: 2px;">22.2</span>	<span style="border: 1px solid black; padding: 2px;">35.2</span>	<span style="border: 1px solid black; padding: 2px;">57.4</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">8.7</span>	<span style="border: 1px solid black; padding: 2px;">30.3</span>	<span style="border: 1px solid black; padding: 2px;">25.9</span>	<span style="border: 1px solid black; padding: 2px;">19.1</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">8.7</span>	<span style="border: 1px solid black; padding: 2px;">20.2</span>	<span style="border: 1px solid black; padding: 2px;">13.0</span>	<span style="border: 1px solid black; padding: 2px;">15.4</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">6.0</span>	<span style="border: 1px solid black; padding: 2px;">16.2</span>	<span style="border: 1px solid black; padding: 2px;">14.8</span>	<span style="border: 1px solid black; padding: 2px;">3.1</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">9.1</span>	<span style="border: 1px solid black; padding: 2px;">7.4</span>	<span style="border: 1px solid black; padding: 2px;">3.1</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">1.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">1.9</span>	<span style="border: 1px solid black; padding: 2px;">1.9</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### HOUSEHOLD TYPE:

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">35.3</span>	<span style="border: 1px solid black; padding: 2px;">31.3</span>	<span style="border: 1px solid black; padding: 2px;">20.4</span>	<span style="border: 1px solid black; padding: 2px;">65.4</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">48.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">37.0</span>	<span style="border: 1px solid black; padding: 2px;">2.5</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">12.7</span>	<span style="border: 1px solid black; padding: 2px;">30.3</span>	<span style="border: 1px solid black; padding: 2px;">24.1</span>	<span style="border: 1px solid black; padding: 2px;">21.0</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">1.3</span>	<span style="border: 1px solid black; padding: 2px;">34.3</span>	<span style="border: 1px solid black; padding: 2px;">14.8</span>	<span style="border: 1px solid black; padding: 2px;">6.2</span>
Other:	<span style="border: 1px solid black; padding: 2px;">2.7</span>	<span style="border: 1px solid black; padding: 2px;">4.0</span>	<span style="border: 1px solid black; padding: 2px;">3.7</span>	<span style="border: 1px solid black; padding: 2px;">4.9</span>

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	<span style="border: 1px solid black; padding: 2px;">23.3</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">1.3</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">21.3</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">54.0</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 91

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Berks County

State: PA

Group Rank: 80  
(Percentile)

State Rank: 3 / 29 PJs

Overall Rank: 81  
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	93.27	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	72.44	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	94.23	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.38	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

